



MINUTES
Regular Meeting of the
Heritage Preservation Board
Tuesday, May 10, 2011, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Jean Rehkamp Larson, Ross Davis, David Anger, Terry Ahlstrom, Bob Schwartzbauer, Claudia Carr, Colleen Curran and Lauren Thorson

MEMBERS ABSENT: Katherine McLellan

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, Preservation Consultant

Open House – Cahill School & Grange Hall 5:00 – 7:00 p.m. prior to the meeting

- I. **CALL TO ORDER** 7:00 p.m.
- II. **ROLL CALL** Answering roll call were Chair Joel Stegner, and members Rofidal, Rehkamp Larson, Davis, Schwartzbauer, Carr, Curran, Anger, Ahlstrom and Thorson
- III. **APPROVAL OF MEETING AGENDA** Motion was made by Member Rofidal and seconded by Member Schwartzbauer approving the meeting agenda. All voted aye. The motion carried.
- IV. **MINUTES APPROVED – REGULAR MEETING OF APRIL 12, 2011** Motion was made by Member Rofidal and seconded by Member Rehkamp Larson approving the minutes from the regular meeting of April 12, 2011. All voted aye. The motion carried.
- V. **REPORTS/RECOMMENDATIONS**

A. H-11-2 Certificate of Appropriateness - 4623 Casco Avenue

Planner Repya reported that the subject property is located on the east side of the 4600 block of Casco Avenue. The existing Tudor Revival style home was constructed in 1928 and currently has a 2-car attached garage accessed by a driveway on the north side of the property.

The subject request involves converting the attached garage to living space and building a new 440 square foot detached garage in the northeast corner of the rear yard; providing a 3.5 and 3.6 foot setback from the side and rear lot lines. A new curb cut will not be required since the

proposed garage will be accessed by the existing driveway.

The proposed 2-stall detached garage is designed to complement the Tudor Revival architectural style of the home with stucco clad walls, a designer overhead door and an asphalt shingled roof. Attention to detail is demonstrated on all elevations. A privacy fence abuts the structure on the north and east sides.

The height of the garage is shown to be 17.6 feet at the highest peak which is 1.4 feet higher than the average 17.23 foot height of the surrounding detached garages. The height at the mid-point of the gable is shown to be 13.4', and a height of 8.25' is provided at the eave line. The ridge line is shown to be 23' in length.

The plans for conversion of the attached garage to living space demonstrate two-story, 384.75 square feet of living space, with an open porch on the north side of the second story.

Preservation Consultant Robert Vogel reviewed the plans and provided a report which stated that the COA application describes a new detached garage that is consistent with the design review guidelines presented in the district plan of treatment. The existing garage is not historically or architecturally significant and demolition will not have any adverse effect on the subject property or surrounding historic homes. The added that proposed new garage, if built according to the plans presented, would match the character of the historic house and be compatible with it in size, scale, massing, and material; it would also be compatible with the character of the neighborhood as a whole. Therefore, I recommend approval of the COA with the usual conditions.

Regarding the addition to the rear of the home that is visible from the front street, Vogel stated that the plans demonstrate an addition that meets the general standards for historic preservation projects (i.e., the Secretary of the Interior's standards and guidelines for the treatment of historic properties). The Tudor style dwelling lacks individual historical significance but is considered a contributing heritage preservation resource in the district. No portions or features of the property which are significant to its historical and architectural values will be removed or destroyed: the proposed alteration will not, in my opinion, affect the historical and architectural integrity of the house, adjacent historic homes, or the neighborhood. As with the new garage, the design for the structural addition appears to treat the heritage resource with sensitivity and satisfies all of the relevant requirements of the district plan of treatment.

Planner Repya concluded that Staff concurs with Consultant Vogel's recommendation to approve the Certificate of Appropriateness for the new garage and addition, stating that the plans are not unlike those previously reviewed for homes in the Country Club District, and will enhance both the subject property as well as the neighborhood at large. Also, the proposed plans clearly demonstrate the homeowner's desire to provide for a more livable home and rear yard.

Ms Repya added that the recommendation for approval is subject to the plans presented, and a condition that a year built (2011) plaque or sign is placed on the new detached garage.

Findings supporting the approval recommendation include:

- The plans provided with the subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the

requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Board Comments

Member Rehkamp Larson pointed out that the height of the proposed garage is shown to be in excess of what would be allowed using the formula of no taller than 10% over the average heights of surrounding detached garages. She added that she saw no reason that the new garage would not be designed to meet the established criteria.

Member Rofidal questioned the exterior materials proposed for the structure noting that adding wood timbering to the gable end above the overhead door would tie the garage into the architecture of the home.

Addressing the plans provided for the addition to the home that would be visible from the street, the Board expressed frustration with the representation - noting that they only received a copy of the addition, and they need to see the addition in relation to the existing home. They added that photographs of the sides of the home viewed from the street would also assist them in visualizing the addition to the home.

Homeowner Comments

Jeff Gisselbeck explained that he grew up in the Country Club District and appreciates the importance of design that is in keeping with the historic homes and its surroundings. He pointed out that his contractor provided the plans that the Board was reviewing; however he was the one who met with Planner Repya in preparation for the meeting. He added that he would be happy to provide any information the Board requests.

Staff Comments

Planner Repya commended Mr. Gisselbeck for his work in preparing the materials for the meeting. Usually, a contractor or architect handles the COA process for a client, and Mr. Gisselbeck was left in the middle attempting to convey information between his contractor and the city.

Motion & Vote

Following a brief discussion, the Board agreed that they did not have sufficient information to make a good decision, and if the homeowner was agreeable, they would prefer to table the item to a future meeting to allow the submission of the following additional information:

1. The addition shown in relationship to the house with an entire north and south elevation of the home & addition.
2. Photographs of the home taken from the street on the north as south elevations, as well as a photo of the rear of the home.
3. A redesigned garage with a height no taller than 17' 2 ¾" which would be the maximum height using the established formula set out in the district's plan of treatment.
4. A garage plan that demonstrates all details to scale to include the louvered gable vent and additional wood trim.
5. All plans must be final

Mr. Gisselbeck agreed that rather than the Board denying his request, he would prefer the item

be tabled to a future meeting, affording him the opportunity to provide the requested information.

A brief discussion ensued, after which the Board agreed to a special meeting on Tuesday, May 17th, (next week) after the work session with the City Council. Mr. Gisselbeck agreed that the date and time was agreeable with him. No formal action was taken

B. H-11-3 Certificate of Appropriateness - Cahill School/Grange Hall

Planner Repya reported that last summer the Edina Historical Society (EHS) began a day camp program housed in the Cahill School and Grange Hall. At the end of the session, the EHS determined that the lack of air conditioning in the buildings made the experience uncomfortable. In September 2010, Park Director, John Keprios requested an opinion regarding whether or not the addition of air conditioning would be appropriate for the buildings. Robert Vogel was asked to opine on the subject - he provided the following response dated October 4, 2010:

"From the perspective of the standards for rehabilitation of historic buildings, installation of AC would be appropriate, provided that the outdoor compressor is located in an inconspicuous place and the distinguishing original architectural qualities and historic character of the property (both the Cahill School and the Grange Hall) is preserved intact. The historic buildings need to be treated with sensitivity and no historic fabric (such as siding) should be destroyed.

The Secretary of the Interior's standards for rehabilitation include guidelines for "necessary" mechanical systems: (1) they should be installed in areas that will require the least possible alteration to the structural integrity and physical appearance of the historic building; (2) vertical runs of ducts, pipes, etc. should be installed in closets, service rooms, and wall cavities (unless making them "invisible" requires the removal of historic fabric); and (3) code requirements should be complied with in such a manner that the essential character of the building is preserved intact.

Air conditioning will significantly alter the sense of time and place that the schoolhouse is attempting to convey – I would recommend investigating alternatives to mechanical AC systems, including early air-cooling systems that relied upon fans and ventilation systems, before a decision is made to install air conditioning."

Upon conveying Mr. Vogel's opinion, I made it clear that if the EHS wanted to pursue the installation of an air conditioning system, a Certificate of Appropriateness would be required.

Apparently, the EHS was in the process of gathering information to submit with a request for a Certificate of Appropriateness, when somehow, wires got crossed and the air conditioning was installed in the Grange Hall without the required HPB review (installation of AC in the Cahill School was delayed because it must coincide with the replacement of the furnace scheduled for later this spring.

Even though the installation was completed in the Grange Hall without a Certificate of Appropriateness, the project must still be approved by the HPB. Consideration should be made for the installation of air conditioning in both the Grange Hall and the Cahill School. When evaluating the project, it is within the purview of the HPB to require changes to the installation which may be deemed appropriate, to include screening of the compressor units from all property lines, or even removal of the units.

Bob Kojetin, representing the Edina Historical Society explained that he ordered the installation of the air conditioning unit for the Grange Hall because the summer program will be starting soon and they wanted to be sure that the building would be cooled in time.

A brief discussion ensued among the Board regarding the need to ensure that the City does not issue building permits for the Cahill School or Grange Hall unless a Certificate of Appropriateness is in the file.

Member Rehkamp Larson observed that the Grange Hall compressor on the north side of the building is visible from Grange Road and should be screened from view.

Member Rehkamp Larson then moved approval of the Certificate of Appropriateness to install central air conditioning in the Grange Hall and Cahill School subject to the compressor units being screened with historically significant materials to be approved by Planner Repya. Member Carr seconded the motion. All voted aye. The motion carried.

After the vote, Member Rofidal stated that he was disappointed that the Historical Society did not come to the HPB for the Certificate of Appropriateness prior to having the air condition unit installed in the Grange Hall. He added that Consultant Vogel suggested that other options for cooling the buildings be explored, yet it doesn't appear that the research was done. Board members agreed with Member Rofidal pointing out that in the future, the Historical Society must honor the Certificate of Appropriateness process.

Chairman Stegner observed that Tupa Park where the Cahill School and Grange Hall stand doesn't appear to be very well maintained. Considering that the historic park is adjacent to City Hall, one would expect the landscaping to be on par with that of City Hall. He added that the park is not an optimal resource as it stands today, and wondered if improving the landscaping and adding picnic tables and park benches might not provide for a more inviting environment. Planner Repya stated that she would share Mr. Stegner's comments with the Park Director.

C. White Oaks Neighborhood

Planner Repya reported that since the April meeting, a representative from the White Oaks neighborhood has expressed the concern of several neighbors regarding the recent influx of remodeling and new construction of homes in their area. The neighbors wondered if a district landmark designation might not provide some protection. Ms. Repya pointed out that the Heritage Preservation Board would need to direct Robert Vogel to undertake a study of the area to determine if the area qualified for a district landmark designation, and if so, how it would be structured and managed.

Cheryl Appeldorn, 4703 Townes Road, President of the White Oaks Improvement Association thanked the Board for allowing her the opportunity to discuss the history of her neighborhood and recent building activity that has been taking place.

Due to a tornado warning, the meeting moved to the basement of the Police Department.

Ms. Appeldorn continued by explaining the unique aspects of White Oaks with its curving streets, large lots, preserved wetlands and large concentration of 150 year old bur oak trees. She also provided a brief history of the White Oaks Improvement Association, which in 1940,

acquired title to a 3.5 acre meadow circled by Meadow Road and West 48th Street – these eight lots came with a permanent deed restriction which stated that the property “shall not be used for home building or other development except park purposes”. Also in 1940, the Village of Edina was deeded a 1.5 acre wooded marsh near the Sunnyside entrance with the stipulation that the parcel be kept in a permanent natural state.

Ms. Appeldorn pointed out that since the Country Club District received its landmark designation in 2003, preventing the teardown of the historic homes, there has been an increased amount of teardown and new construction of homes in the White Oaks neighborhood. While the neighbors are not against teardowns, there is concern that the new and revised homes have not been consistent with the White Oaks character.

Ms. Appeldorn concluded that in its early days, White Oaks underwent a great deal of forethought and planning to ensure that areas natural topography and mature trees were respected, and the neighbors want to ensure that any new construction respect that history.

The Board thanked Ms. Appeldorn for her presentation, agreeing that White Oaks did indeed have a unique history. Discussion ensued regarding the potential for a district landmark designation. Robert Vogel commented that a district landmark designation like the Country Club District’s would be difficult to apply to other neighborhoods in the City because there is no other neighborhood with a similar development history. He added that further research of the White Oaks neighborhood would be necessary to make a substantiated evaluation. Although a district designation might not be practical, perhaps there are alternatives to a district designation that could address the divergent preservation aspects of neighborhoods in the city.

Discussion ensued regarding the desire to walk the White Oaks area to gain a better understanding of the neighborhood. Ms. Appeldorn stated that she would be happy to lead the HPB on a tour. A tentative tour date of July 12th prior to the regular meeting of the HPB was discussed. Planner Repya agreed to coordinate the date and time with Ms. Appeldorn and report back to the Board.

Following a brief discussion, the Board thanked Ms. Appeldorn for sharing the history of White Oaks - agreeing that the history is indeed unique, and reiterating their interest in walking the neighborhood.

D. Preparation – Joint Meeting with City Council – 5/17/2011

Addressing the agenda for the upcoming work session with the City Council, the Board agreed to three main topics of discussion:

1. Southdale Center – Consider the cultural value of remaining original elements in the Garden Court in ongoing discussion with Center ownership regarding their upgrading plans.
2. Neighborhoods – Identification and preservation of overall character and outstanding heritage elements.
3. Board Performance & Communication – Factors that promote exceptional performance, i.e. board composition, member involvement, and communications that lead to greater sensitivity to board concerns in the city and community.

In addition to the discussion items, the Board agreed to provide the following background information:

1. HPB accomplishments for 2010
2. HPB 2011 work plan and goals & objectives

Lastly, it was agreed to include the following current initiatives of the Board:

1. State Historical Society recently approved a Certified Local Government (CLG) grant for \$6,000 to fund the heritage landmark designation of six Morningside bungalow properties.
2. The following neighborhood walking tours are scheduled for this coming summer/fall:
 - White Oaks
 - West Minneapolis Heights
 - Community Education class focusing on preservation of older homes

E. Historic House Tours/Historic Homeowner Workshop

Historic House Tour – Mr. Vogel explained that historic house tours have been successful in other communities and he was wondering if there was interest in providing one in Edina. The Board briefly discussed the issue and agreed that it might be difficult to find homeowners willing to open their homes to the public, citing the struggles experienced by the home tours offered at Christmas time. The Board agreed that they would rather focus their efforts on updating the tours of the City currently underway with the Edina Historical Society.

Historic Homeowner Workshop - Consultant Vogel explained that in keeping with the Board's goal of providing educational opportunities relative to heritage preservation, his firm would be willing to offer an historic home workshop at no cost to the city. Mr. Vogel explained that they have presented such classes for other communities with great success. The Board found Mr. Vogel's offer very intriguing, and asked if he could offer samples of the materials used in the classes. Discussion ensued regarding the potential for partnering with the Edina Communication Education which would facilitate getting interested parties signed up for the class. Planner Repya agreed to work with Mr. Vogel to approach the Community Education office regarding offering a class this fall/winter.

F. Heritage Resource Disaster Plan

Mr. Vogel explained that his firm has provided Heritage Resource Disaster Plans for other communities they represent, and he encouraged the Board consider the adoption of such a plan. He provided a copy of the disaster plan commissioned by the City of Newport as an example which provides direction for the emergency responders regarding how to accurately address the protection of historic properties. Following a brief discussion, the Board agreed that if such a plan were to be undertaken, it would need to dovetail with Edina's current emergency management procedures, and not be a standalone document. Planner Repya agreed to research the City's emergency management procedures and report back at a later date.

1. CORRESPONDENCE AND PETITIONS

A. Council Connection – Delayed Action on Zoning Ordinance Amendment

B. Proclamation – May 2011 Preservation Month

C. Historic Walking tour – May 25th – Waveland Park & Morningside

2. CHAIR AND BOARD MEMBER COMMENTS

Member Rofidal announced to the Board that due to the busy travel schedule associated with his work, and his commitment to serve on the Grandview Small Area Study, he finds it necessary to resign from the Heritage Preservation Board. Rofidal pointed out that he is simply cutting his last term short since he would not be eligible for reappointment in February 2012.

Board members, saddened to lose Rofidal, expressed their gratitude for the leadership he has provided while serving on the HPB, and wished him the very best in the future.

3. STAFF COMMENTS

4. NEXT MEETING DATE June 14, 2011

5. ADJOURNMENT The meeting adjourned at 9:35 pm

Respectfully submitted,

Joyce Repya